

NORTH SPRINGS IMPROVEMENT DISTRICT



**BOARD OF SUPERVISORS MEETING
JANUARY 3, 2024**

North Springs Improvement District

9700 NW 52 Street Coral Springs, FL 33076
Phone (954) 752-0400 Fax (954) 755-7317

December 28th, 2023

Board of Supervisors
North Springs Improvement District

Dear Board of Supervisors:

A meeting of the Board of Supervisors of North Springs Improvement District will be held on January 3rd, 2023, at 3:00 P.M. at 9700 NW 52nd Street, Coral Springs, Florida. Following is the advance agenda:

1. Roll Call
2. Approval of the following Meeting Minutes:
 - I. December 6th, 2023
3. Audience Comments and Non-Agenda Items and Supervisor's Request(s)
4. Staff Reports
 - A. Manager
 - I. Employee Recognition
 - II. Discussion of Surface Water Management Permit Fee, Permit No. 2024-01, Pickleball and Tennis Court Additions for Heron Bay Community Association
 - B. Attorney
 - I. Approval of Corrective Quitclaim Deed, Conveyance of Portion of Nob Hill Road to Broward County
 - C. Engineer
 - I. Consideration of Quote for the Asphalt Installation Located at the West Roadway of the Water Treatment Plant
5. Approval of Financials and Check Registers
6. Adjournment

**SECOND
ORDER OF BUSINESS**

December 6, 2023

**MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT**

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, **December 6, 2023** at 3:00 p.m. in the district office, 9700 N.W. 52nd Street, Coral Springs, Florida.

Present and constituting a quorum were:

Vince Moretti	President
Grace Solomon	Secretary
Anthony Avello	Assistant Secretary

Also present were:

Rod Colon	District Manager
Richard Sarafan	District Counsel
Jane Early	District Engineer via Zoon
Brenda Richard	District Clerk
Katherine Castro	Executive Assistant
Donna Holiday	GMS-South Florida, LLC <i>via Zoom</i>
Tony Montalto	V.C. Parkland 17 Foundation
Frank Anzalone	East Coast Builders
Chloe Anzalone	East Coast Builders
Vandin Calitu	VLC One
Officer Butler	Coral Springs Police Department

The following is a summary of the discussions and actions taken at the December 6, 2023 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Colon called the meeting to order at 3:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the November 1, 2023 Meeting

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the minutes of the November 1, 2023 meeting were approved as presented.

THIRD ORDER OF BUSINESS

Audience Comments on Non-Agenda Items and Supervisor’s Requests

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Manager

I. Approval of Updates to Employee Handbook

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the updates to the employee handbook were approved.

II. Award of Contract for RFB 1023-1 North Springs Preserve Improvements

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the lowest responsive bid from East Coast Builders, Corp. in the amount of \$1,275,000 was approved as amended subject to receipt of a letter of consent from the Parkland 17 Foundation.

III. Ratification of Purchase of Two (2) Electrical Maintenance Carts for the North Springs Preserve

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the purchase of two electrical maintenance carts for the North Springs Preserve was ratified.

B. Attorney

There being no comments, the next item followed.

C. Engineer

I. Approval of Quote for North Springs Preserve Artificial Grass Installation at Stopping Station No. 1

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the quote from Green Label Investment, Corp in the amount of \$92,140 for the artificial grass installation at stopping station no. 1 was approved.

II. Improvements to the North Springs Preserve Storage Maintenance Facilities

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the quote from EG General Contractor, Corp in the amount of \$32,197.80 for improvements to the storage maintenance facilities in the preserve was approved.

III. Quote for the Maintenance and Repair of 1.5 MG Water Storage Tank

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the quote from East Coast Builders, Corp. in the amount of \$269,500 for maintenance and repair on the water storage tank was approved.

IV. Removal and Replacement of Front Gate Located at Water Treatment Plant

On MOTION by Mr. Avello seconded by Mr. Morretti with all in favor the quote from Custom Fabrication & Security Solutions, Inc. in the amount of \$89,750 to remove and replace the front gate at the water treatment plant was approved.

V. Consideration of Quote for Water Treatment Plant Outdoor Maintenance Shack

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the quote from Delcons, Inc. in the amount of \$76,800 to construct the water treatment plant outdoor maintenance shack was approved.

FIFTH ORDER OF BUSINESS

Approval of Financials and Check Register

On MOTION by Ms. Solomon seconded by Mr. Avello with all in favor the check register was approved.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Avello seconded by Ms. Solomon with all in favor the meeting adjourned at 3:17 p.m.

Grace Solomon
Secretary

Vince Moretti
President

FOURTH ORDER OF BUSINESS

STAFF REPORTS – A. MANAGER

I. Employee Recognition

FOURTH ORDER OF BUSINESS

STAFF REPORTS – A. MANAGER

- II. Discussion of Surface Water Management Permit Fee,
Permit No. 2024-01, Pickleball and Tennis Court
Additions for Heron Bay Community Association



To: Rod Colon
Reference: Heron Bay Community Permit # DRC23-0014

Mr. Colon,

Please see attached check for \$16,673.13 in reference to the permit fees for the Heron Bay Community Association Tennis courts. Please release the permit for approval. Per our conversation, the check will be held by NSID until the appeal hearing in January 2024. Upon receiving our approval to move forward from the appeal hearing, we hope that you can recommend the permit fees be waived. If the fees cannot be waived or reduced, please deposit the attached check.

Thank you for your cooperation,

A handwritten signature in black ink that reads "Mark P. Bosua".

Mark Bosua, President
Heron Bay Community Association Inc.



INVOICE

North Springs Improvement District

9700 NW 52nd Street
 Coral Springs FL 33076
 Tel: (954) 796-6603
 Fax: (954) 755-7237

DATE: November 28, 2023
INVOICE # 202401
FOR: 2024-01 SWM Permit Heron Bay
 Tennis/Pickleball Court
 Improvements
BILL TO: Heron Bay Community
 6100 Heron Bay Blvd.
 Coral Springs FL 33076

DESCRIPTION		AMOUNT
Engineer's Estimate Construction Cost	283,462.50	\$ 14,173.13
Refundable Trash Bond		\$ 2,500.00

Make all checks payable to North Springs Improvement District and address ATTN: CLERK'S OFFICE or you may pay online at <https://nsidfl.gov/clerks-corner.php>
 If you have any questions concerning this invoice, contact the Clerk's Office at (954) 796-6603 or Clerk@NSIDFL.Gov

THANK YOU FOR YOUR BUSINESS!

AMOUNT PAID		
JUSTED FEE		
SALES TAX	\$	-
CREDIT DUE		-
TOTAL	\$	16,673.13

FOURTH ORDER OF BUSINESS

STAFF REPORTS – B. ATTORNEY

- I. Approval of Corrective Quitclaim Deed, Conveyance of
Portion of Nob Hill Road to Broward County

Return recorded copy to:
Broward County Facilities Management Division
Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301

This document prepared by
and approved as to form by:
Reno V. Pierre
Broward County Attorney's Office
115 South Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folio: 474128-00-7020 and 474129-01-0015

CORRECTIVE QUITCLAIM DEED

(Pursuant to Section 125.411 and Section 125.38, Florida Statutes)

THIS CORRECTIVE QUITCLAIM DEED made this __day of _____, 20__, by **North Springs Improvement District** whose address is 9700 NW 52 Street, Coral Springs, FL 33076 ("Grantor"), to **Broward County**, a political subdivision of the State of Florida whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, ("Grantee").

(The terms "Grantor" and "Grantee" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.)

W I T N E S S E T H:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee, its successors and assigns, forever, all of Grantor's rights, title, and interest, if any, in and to the following described lands, lying and being in Broward County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof ("Property").

******This document is being recorded to correct the sketch and the legal description in the Special Warranty Deed recorded March 13, 2020, as Instrument # 116409394 in Official Records of Broward County, Florida.**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

THIS CONVEYANCE IS SUBJECT TO all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for this year 2023 and all subsequent years.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and its seal to be affixed the day and year first above written.

GRANTOR

NORTH SPRINGS IMPROVEMENT DISTRICT,
a local unit of special government and public
corporation of the State of Florida

Witness #1:

Signature

By: _____
Signature

Print Name of Witness

Print Name

Witness #2

Title

Signature

____ day of _____, 20____

Print Name of Witness

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 20__, by _____, the _____, on behalf of **NORTH SPRINGS IMPROVEMENT DISTRICT**, a local unit of special government and public corporation of the State of Florida, [] who is personally known to me or [] who has produced _____ as identification.

(Notary Seal)

Notary Public:

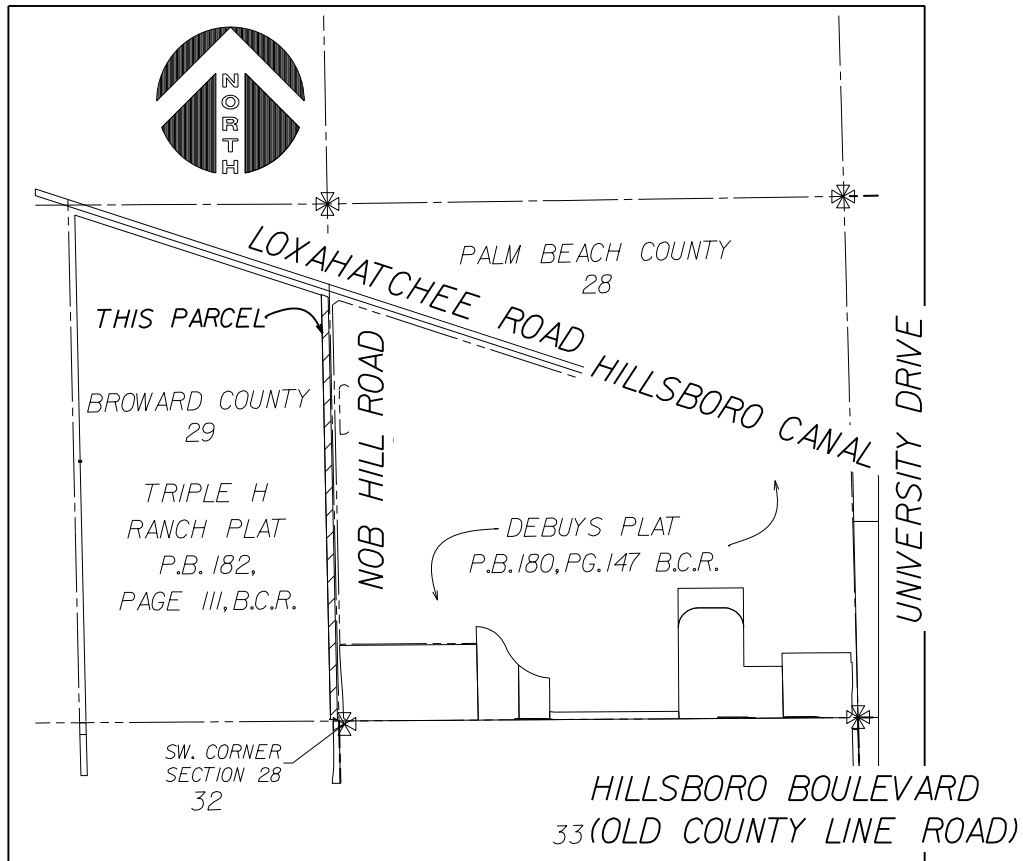
Signature

Print Name

State of Florida
My Commission Expires: _____
Commission Number: _____

REF: Approved BCC _____ Item No: _____
Return to BC Real Property Section

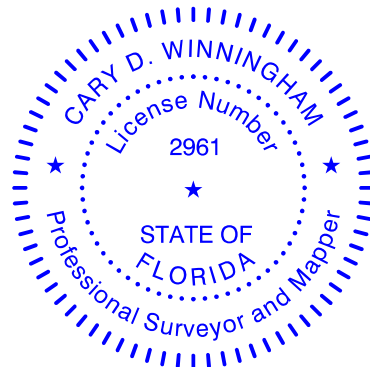
EXHIBIT "A"



LOCATION MAP
N.T.S.

LEGEND:

- P.O.B. POINT OF BEGINNING
- PBCR PALM BEACH COUNTY RECORDS
- ORB OFFICIAL RECORDS BOOK & PAGE
- R/W RIGHT-OF-WAY
- R RADIUS
- D DELTA (CENTRAL ANGLE)
- A ARC
- BCR BROWARD COUNTY RECORDS
- ⊗ SECTION CORNER
- U.E. UTILITY EASEMENT
- (P) PER PLAT
- P.T. POINT OF TANGENCY



Note: The above seal image represents a digital signature. The official record of this document is the electronic file signed and sealed under Rule 5J-17.062, F.A.C.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS NOT A SKETCH OF SURVEY. IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED ON SHEET 5.

NOT A SURVEY

BROWARD COUNTY, FLORIDA

SKETCH & DESCRIPTION OF
A PORTION OF SECTIONS 28 AND 29-47-41

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298 www.winnfrad.com

EB-0002995	DRAWN: CEG	DATE: 5-5-11	PROJECT NUMBER	SHEET
LB-0002995	CHECKED: CDW	DATE: 4-22-16	11011	1 OF 5

EXHIBIT "A"

MATCH LINE (SEE SHEET 3 OF 5)

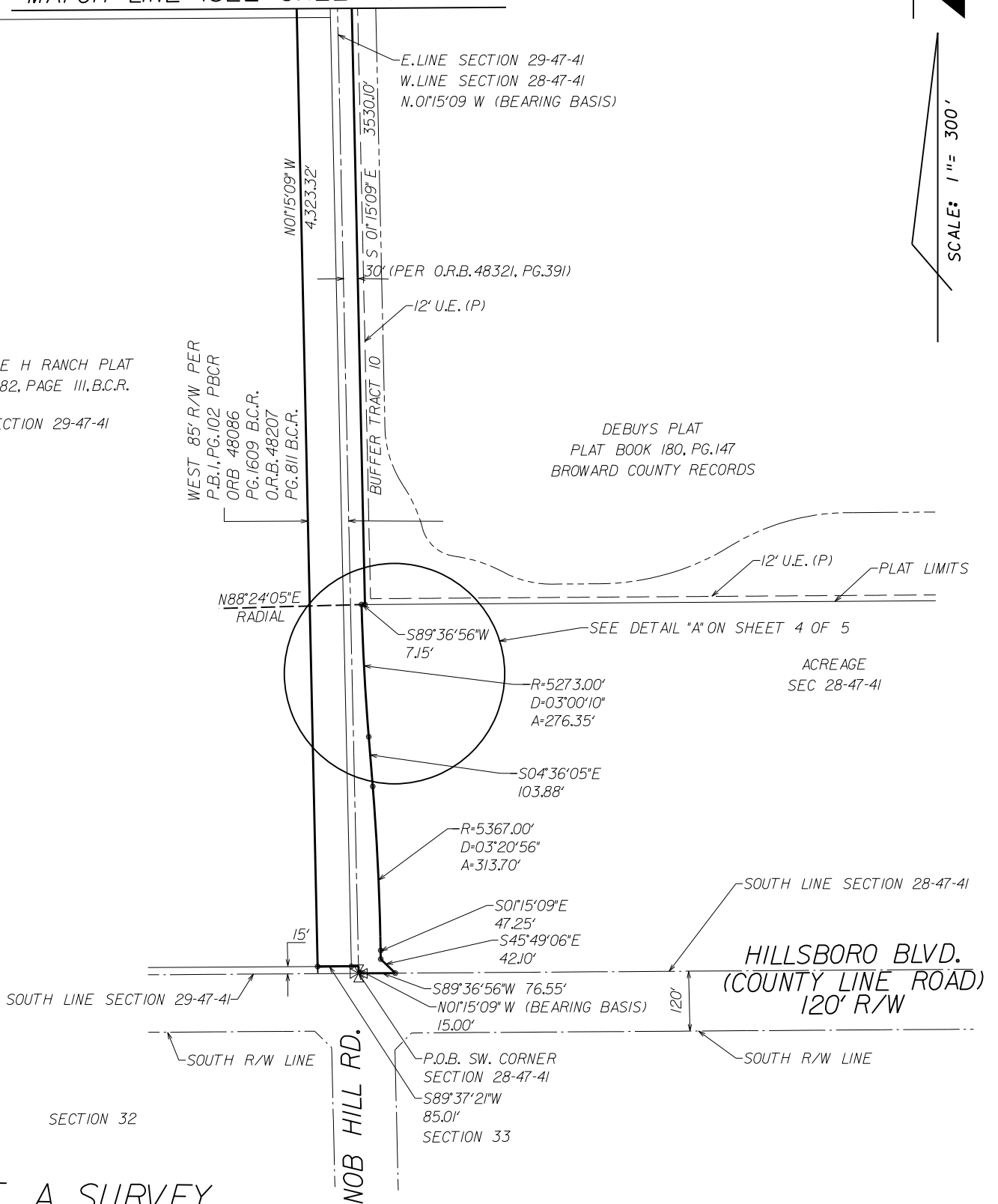


TRIPLE H RANCH PLAT
P.B. 182, PAGE III, B.C.R.

SECTION 29-47-41

WEST 85' R/W PER
P.B. I, PG. 102 PBCR
ORB 48086
PG. 1609 B.C.R.
O.R.B. 48207
PG. 811 B.C.R.

DEBUYS PLAT
PLAT BOOK 180, PG. 147
BROWARD COUNTY RECORDS



NOT A SURVEY

LAST REVISED 2021-03-24

BROWARD COUNTY, FLORIDA

SKETCH & DESCRIPTION OF
A PORTION OF SECTIONS 28 AND 29-47-41

WINNINGHAM & FRADLEY, INC.
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EB-0002995
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DRAWN: CEG
CHECKED: CDW

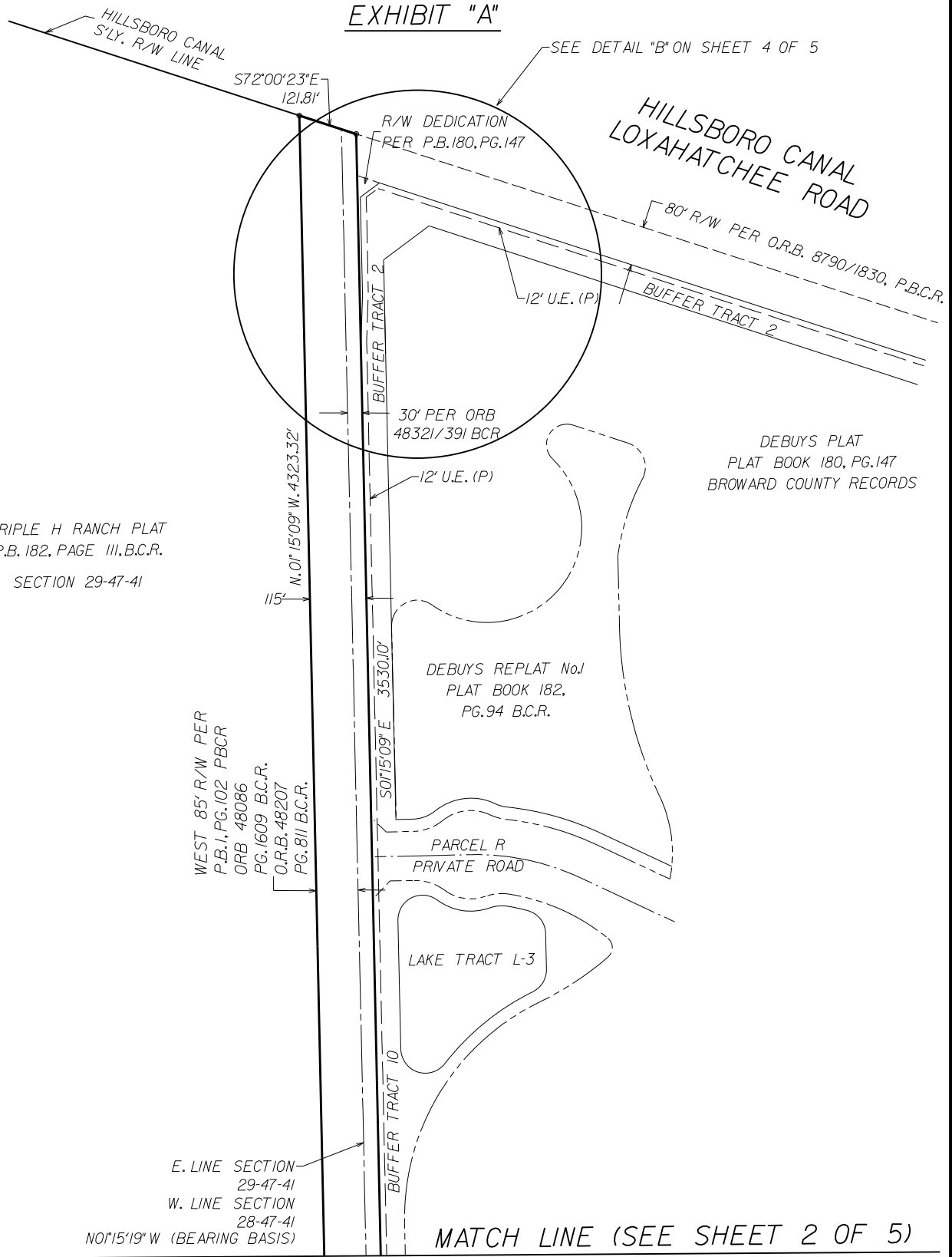
DATE: 5-5-11
DATE: 4-22-16

PROJECT NUMBER
11011

SHEET
2 OF 5

EXHIBIT "A"

SEE DETAIL "B" ON SHEET 4 OF 5



TRIPLE H RANCH PLAT
P.B. 182, PAGE III, B.C.R.
SECTION 29-47-41

DEBUYS PLAT
PLAT BOOK 180, PG. 147
BROWARD COUNTY RECORDS

DEBUYS REPLAT No. 1
PLAT BOOK 182,
PG. 94 B.C.R.

WEST 85' R/W PER
P.B. 1, PG. 102 PBCR
ORB 48086
PG. 1609 B.C.R.
O.R.B. 48207
PG. 811 B.C.R.

E. LINE SECTION
29-47-41
W. LINE SECTION
28-47-41
N0°15'19\"/>

MATCH LINE (SEE SHEET 2 OF 5)

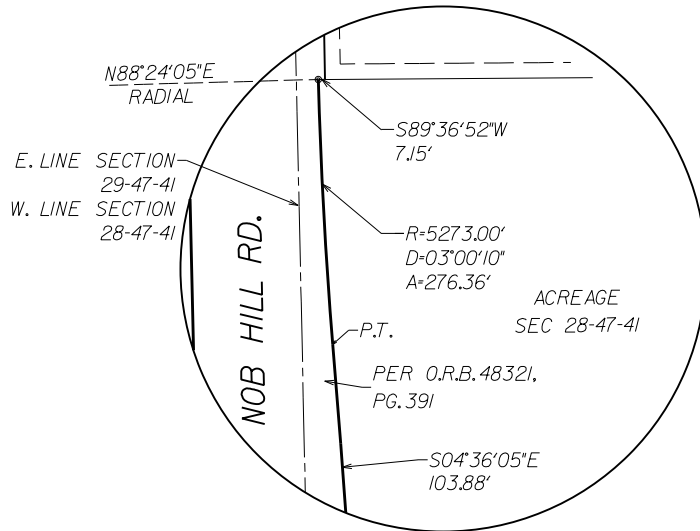
NOT A SURVEY

BROWARD COUNTY, FLORIDA

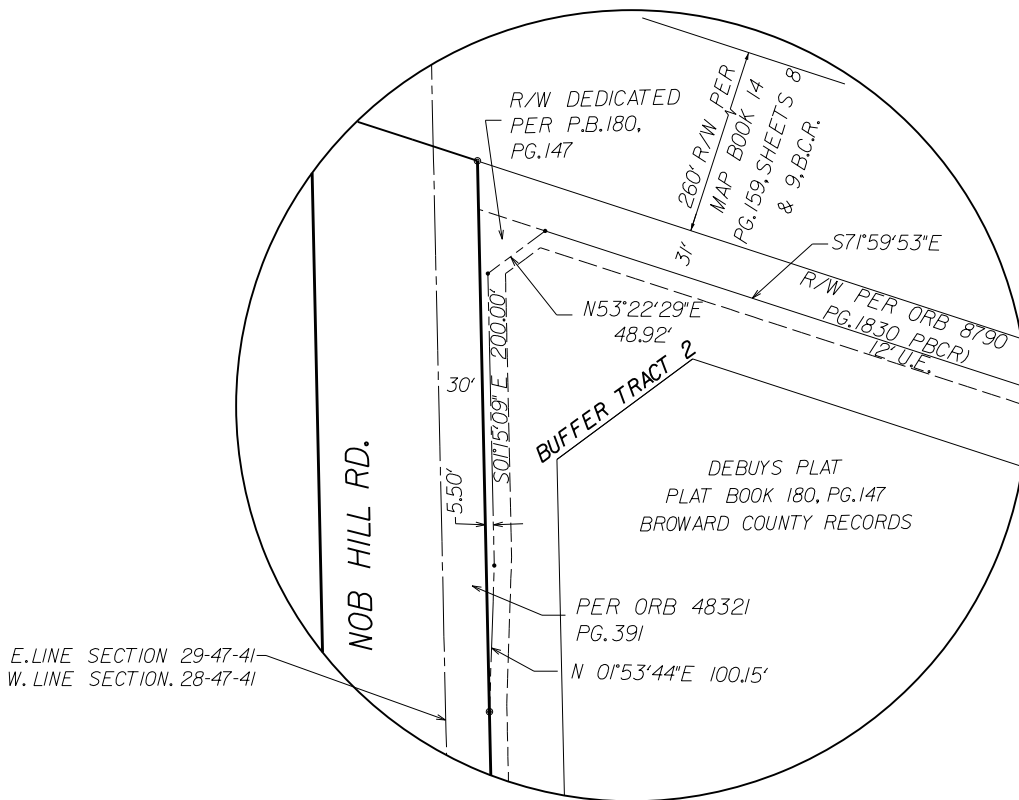
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EB-0002995 LB-0002995	DRAWN: CEG CHECKED: CDW	DATE: 5-5-11 DATE: 4-22-16	PROJECT NUMBER 11011	SHEET 3 OF 5
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DETAIL "A" (SHEET 2 OF 5)



DETAIL "B" (SHEET 3 OF 5)

NOT A SURVEY

LAST REVISED 2021-03-24

BROWARD COUNTY, FLORIDA

SKETCH & DESCRIPTION OF
A PORTION OF SECTIONS 28 AND 29-47-41

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EB-0002995
LB-0002995

DRAWN: CEG
CHECKED: CDW

DATE: 5-5-11
DATE: 4-22-16

PROJECT NUMBER
11011

SHEET
4 OF 5

EXHIBIT "A"

LEGAL DESCRIPTION:

THOSE PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 47 SOUTH, RANGE 41 EAST AS SHOWN ON THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.2 AS RECORDED IN PLAT BOOK 1, AT PAGE 102, PALM BEACH COUNTY RECORDS DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE RUN NORTH 01°15'09" WEST (BASIS OF BEARINGS) 15.00 FEET ALONG THE WEST LINE OF SAID SECTION 28;

THENCE RUN SOUTH 89°37'21" WEST 85.01 FEET ALONG A LINE 15 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 29 TO AN INTERSECTION WITH A LINE 85 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 29;

THENCE RUN NORTH 01°15'09" WEST 4323.32 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL;

THENCE RUN SOUTH 72°00'23" EAST 121.81 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO AN INTERSECTION WITH A LINE 30 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 28;

THENCE RUN SOUTH 01°15'09" EAST 3530.10 FEET ALONG SAID PARALLEL LINE;

THENCE RUN SOUTH 89°36'56" WEST 7.15 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING SOUTHEASTERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING NORTH 88°24'05" EAST;

THENCE RUN ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5273.00 FEET AND A CENTRAL ANGLE OF 03°00'10" RUN SOUTHERLY 276.35 FEET TO A POINT OF TANGENCY;

THENCE RUN SOUTH 04°36'05" EAST 103.88 FEET ALONG THE TANGENT EXTENDED TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5367.00 FEET AND A CENTRAL ANGLE OF 03°20'56" RUN SOUTHERLY 313.70 FEET TO A POINT OF TANGENCY;

THENCE RUN SOUTH 01°15'09" EAST 47.25 FEET ALONG THE TANGENT EXTENDED;

THENCE RUN SOUTH 45°49'06" EAST 42.10 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 28;

THENCE RUN SOUTH 89°36'56" WEST 76.55 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAIN 11.50 ACRES, MORE OR LESS.

LAST REVISED: 2021-03-24
LAST REVISED: 2020-05-26

BROWARD COUNTY, FLORIDA

SKETCH & DESCRIPTION OF
A PORTION OF SECTIONS 28 AND 29-47-41

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298 www.winfrad.com

EB-0002995
LB-0002995

DRAWN: CEG DATE: 5-5-11
CHECKED: CDW DATE: 4-22-16

PROJECT NUMBER
11011

SHEET
5 OF 5

FOURTH ORDER OF BUSINESS

STAFF REPORTS – B. ENGINEER

- I. Consideration of Quote for the Asphalt Installation Located at the West Roadway of the Water Treatment Plant



NORTH SPRINGS IMPROVEMENT DISTRICT

To: Board of Supervisors

Re: Asphalt Installation

Date: December 27, 2023

We have evaluated the quotes received for the asphalt installation located at the west roadway of the North Springs Improvement District Water Treatment Plant, which consists of the following scope:

- Furnish all labor, materials, and equipment
- Excavate proposed area
- Create 12" stabilized subbase
- Furnish, install, grade & compact 8" lime rock base
- Apply prime coat to lime rock base
- Asphalt paving with a 1-1/2" SP of 9.5 hot mix asphalt
- Paint traffic paint striping

The following quotes were received:

COMPANY	AMOUNT
South Florida Asphalt Services	\$31,200.00
Triple Nickle Paving, Inc.	\$33,691.80
Atlantic Southern Paving	\$46,228.00

Staff is recommending South Florida Asphalt Services, provided in the amount of \$31,200.00

ESTIMATE



Service Address

9700 NW 52nd Street
Coral Springs , FL

Prepared For

North Springs
Improvement District
9700 NW 52 Nd St
Coral Springs, Fl
33076

South Florida Asphalt Services

16059 E Derby Dr
Loxahatchee, FLORIDA 33470
Phone: (561) 662-0558
Email: southflasphalt@gmail.com

Estimate # 3194
Date 12/12/2023
Business / Tax # Broward County 19-3B21424/
Palm Beach U-22586

Description

Total

Commercial Asphalt Paving	\$31,200.00
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NEW ASPHALT PARKING TO BE INSTALLED AS FOLLOWS:

Approximately 3,800 Square Feet

#1. Excavate And Leave On Site. To Be Hauled By NSWD

#2.Create 12" Stabilized Subbase.

#3. Install, Grade & Compact 8" Lime Rock Base.

#4. Apply Prime Coat to Lime Rock Base.

#5. Asphalt Paving with 1.5 inches of 9.5 Hot Mix Asphalt.

#6. TRAFFIC PAINT STRIPING:

-Stripe (20) Spaces with 4" White Lines.

EXCLUDES: Permits & Fees, Bonds, Surveying, Layout & As-Builts, Traffic Control, Density Testing, Sidewalk Replacement, Curbing, Thermoplastic Sprinkler, or Any Unmarked Underground Damages.

*Field Measurements Will Prevail.

Subtotal	\$31,200.00
Total	\$31,200.00

Deposits are due on start of job , Final payment is due upon completion no exceptions. We are not responsible for any damages to asphalt or seal coating work caused by any person or vehicles, heavy objects or machinery after the job is completed. Price dose not include permitting, surveying, or testing fees if applicable . We do not warrantee any asphalt seal coating or asphalt patches.

By signing this document, the customer agrees to the services and conditions outlined in this document.

North Springs Improvement District



1300 NW 18th Street
 Pompano Beach, FL 33069
 (954) 971-0984 Fax: (954) 970-1370
 www.TripleNickelPaving.com

Estimate / Contract

Name / Address
North Springs Improvement District 9700 NW 52nd Street Coral Springs, FL 33076 Jane Early, P.E., (954) 531-7415 janeec@nsidfl.gov

Date	Estimate #
12/12/2023	4718

Terms
1/3 Down, Draws Upon Completion

Description	Qty	Rate	Total
SITE: 9700 NW 52 STREET CORAL SPRINGS 33076			
NEW ASPHALT PARKING: Approximately 3,800 Square Feet / 422 Square Yards.			
-Excavate And Leave On Site. To Be Hauled By NSWD		2,500.00	2,500.00
-Create 12" Stabilized Subbase.	422	10.00	4,220.00
-Furnish, Install, Grade & Compact 8" Lime Rock Base.	422	39.40	16,626.80
-Apply Prime Coat to Lime Rock Base.	422	1.00	422.00
-Asphalt Pave with 1-1/2" SP 9.5 Hot Mix Asphalt.	422	21.50	9,073.00
TRAFFIC PAINT STRIPING: -Stripe (20) Spaces with 4" White Lines.			
		850.00	850.00
EXCLUDES: Permits & Fees, Bonds, Surveying, Layout & As-Builts, Traffic Control, Density Testing, Sidewalk Replacement, Curbing, Drainage, Landscaping, Site Grading, Site Fill, Electrical, Thermoplastic Striping, Sprinkler, or Any Unmarked Underground Damages. *Field Measurements Will Prevail. Price Based on (December 2022) Price List			
NOTE: Stabilized Subbase & Rock by Others. TNP Not Responsible for Overages in Asphalt Due to Any Flaws in Rock Finishing. For the Purpose of Leveling, If Needed, Additional Asphalt to Be Furnished / Installed @ \$195.00 / Ton. (FC asphalt mix will be furnished & installed at \$250.00/ton)			
NOTE: Permitting Charge Includes Cost of Permit plus an Additional \$800.00 Minimum Permit Runner Fee (to Drop Off & Pick Up Documents).			

Acceptance of Proposal: _____
 Sign & Date

Total



1300 NW 18th Street
 Pompano Beach, FL 33069
 (954) 971-0984 Fax: (954) 970-1370
 www.TripleNickelPaving.com

Estimate / Contract

Name / Address
North Springs Improvement District 9700 NW 52nd Street Coral Springs, FL 33076 Jane Early, P.E., (954) 531-7415 janee@nsidfl.gov

Date	Estimate #
12/12/2023	4718

Terms
1/3 Down, Draws Upon Completion

Description	Qty	Rate	Total
NOTE: -If Additional Lime Rock is Needed to Raise the Existing Elevation it will be Furnished & Installed @ \$40.00/Ton.			

*We hereby propose to furnish labor and materials complete in accordance with the above specifications. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra costs will be charged accordingly. All changes will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Triple Nickel reserves the right to seize work due to payments not made in the above specified terms upon written notification. This proposal subject to acceptance within (30) days and is void thereafter. Should it be necessary for us to employ an attorney to collect this contract amount or any unpaid balance, customer agrees to pay interest at a rate of 1.5% per day and all legal fees. Asphalt Used for Incidental Leveling @ \$195/ton. -Palm Beach License #U-18297 / Broward License #88-1043

Acceptance of Proposal: _____
 Sign & Date

Total	\$33,691.80
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New Pavement Proposal

North Springs Improvement District Jane Early

Project:

North Springs Improvement District Parking

9700 NW 52nd St
Coral Springs, Florida 33076



James P. Reese
Account Manager

Your Pavement Contractor

Company Info



Atlantic Southern Paving and Sealcoating
6301 W Sunrise Blvd
Sunrise, FL 33313

P: 954-581-5805

F: 954-581-0465

<http://www.atlanticsouthernpaving.com>

Contact Person

James P. Reese

Account Manager

james@atlanticsouthernpaving.com

Cell: 954-299-8513

Office 954-581-5805

About Us

We Solve Problems and Make Complicated Simple!

We understand that as a manager, owner or investor of properties all over the United States, you need a partner to develop a strategic plan that will preserve your investment for the long term for the least amount of money.

Atlantic Southern Paving & Sealcoating provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets throughout the United States.

Please find the enclosed proposal and do not hesitate to call us with any questions.

Watch a Video About Us: [CLICK HERE](#)

FDOT Certified Contractor

New Parking Lot | Excavation

1. The area under consideration for a new asphalt surface comprises approx. 3,800 square feet.
2. Excavate proposed area to a depth of 21.5 inches below finished elevation. **Excavated material to be hauled away by others.**
3. Our firm will compact the existing sub-base prior to paving using a steel drum vibratory roller.
4. Install 12 inches of stabilized subgrade and compact with a steel drum vibratory roller.
5. **Limerock Base:** Install 8 inches limerock and compact with vibratory roller.
6. Apply DOT approved prime coat to promote adhesion between existing limerock base and new hot mix asphalt.
7. Apply a DOT approved tack coat to promote adhesion between existing limerock / asphalt surface and the new pavement surface we are installing.
8. **New Pavement Installation:** Apply SP 9.5 hot mix asphalt compacted to an average of 1.5 inches.
9. **Compaction:** Rolling and compaction of asphalt using 3-5 ton Vibratory Roller.
10. **Barricading:** All areas will be barricaded before, during and after the project. It is the owner's responsibility to make sure all barricades remain effective after our crews leave the jobsite.
11. **Mobilization(s):** This project includes 1 mobilization(s).

Total Price: \$45,078.00

Line Striping

1. **STRIPING:** Apply DOT approved latex paint, restriping the parking lot area as per the proposed layout.
2. All work will be performed so that there is minimal interruption to your facility.

Total Price: \$1,150.00

NOTES

1. Not responsible for damaged done to irrigation, underground utilities.
2. Surveying and as-builts by others.
3. Drainage by others.
4. Permit not included with proposed price.

Price Breakdown: North Springs Improvement District

Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on December 12, 2023.

Item	Description	Cost
1.	New Parking Lot Excavation	\$45,078.00
2.	Line Striping	\$1,150.00
Total:		\$46,228.00

Authorization to Proceed & Contract

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined. When signed, this document becomes a contract. E&OE

We understand that if any additional work is required different than what is stated in this proposal/contract, it must be in a new contract or added to this contract. The parties also acknowledge that the time for performance of the work may be impacted by market conditions beyond contractor's control in which event the contract time shall be extended.

Please see all attachments for special conditions that may pertain to aspects of this project.

This price of this contract is based upon completion of the work within thirty days from the date hereof, thus the price is good for a period of up to 30 days from the date listed herein. If the work is not completed within thirty days, and the contractor experiences price increases for materials in excess of those upon which the price of this contract were based as of the date hereof, the contract price shall be increased by the amount of the documented price increase.

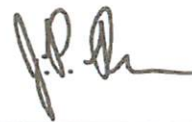
Acceptance

We agree to pay the total sum or balance in full upon completion of this project.

40% deposit upon contract.

(A signed proposal and deposit are required prior to scheduling of the work)

Date: _____



Jane Early | District Engineer
North Springs Improvement District
9700 NW 52nd St
Coral Springs, Florida 33076
JaneE@NSIDFL.gov
C: 561-723-5076
O: 954-796-5096

James P. Reese | Account Manager
Atlantic Southern Paving and Sealcoating
6301 W Sunrise Blvd
Sunrise, FL 33313
E: james@atlanticsouthernpaving.com
C: 954-299-8513
P: 954-581-5805
F: 954-581-0465
<http://www.atlanticsouthernpaving.com>

Contract Terms & Conditions

1. The owner is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
2. 90% of contract amount and change orders must be paid prior to completing punch list items and/or any changes for additional work required by cities or municipalities.
3. It is understood and agreed that all work is performed "weather permitting".
4. Towing fees, if necessary, billed as actual. Any vehicles left in the construction area at commencement of the work will be relocated on site and billed to the Owner/Authorized Agent
5. Permit fees billed as actual. Processing fees billed in addition to the cost of permit: **\$800.00**

This proposal does not include the cost of permit fees, inspection fees or impact fees which may be required from the various agencies or municipalities having jurisdiction. If Owner/Authorized Agent directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner/Authorized Agent.

6. Change orders, additions or extras requested by Owner, Contractor or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum. All Change Orders must be approved and signed by Management/Board President/Building Owner (whichever applies.)
7. Atlantic Southern Paving & Sealcoating, LLC will not be responsible for paint adhesion to car stops that have not been pressured cleaned.
8. Cannot guarantee sealcoat longevity where there is standing water. Cracks in pavement will still be noticeable after sealcoating. Tire turning marks will be visible at first, but will disappear over time.
9. **Line Striping:** If there are existing car stops on the property, the new line striping of the parking stalls will not be installed beyond the car stop(s) unless they are removed. The striping machine cannot fit between the car stops. If you would like the existing car stops removed during the striping phase, there will be additional costs associated with this scope of work. It is the owner's responsibility to inform ASP if this is desired prior to commencement of the project.
10. **Asphalt Repairs/Paving:** If the actual asphalt is determined to be thicker than the proposed depth once the area(s) are excavated, ASP will provide photo documentation showing the additional depth and a change order will be sent to ownership for the additional material.
11. Additional mobilization(s) to be billed at \$2,500 each for **Asphalt Repairs**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
12. Additional mobilization(s) to be billed at \$2,500 each for **Sealcoating**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
13. Additional mobilization(s) to be billed at \$2,500 each for **Concrete Services**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
14. Additional mobilization(s) to be billed at \$5,000 each for **Paving**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing. Atlantic Southern Paving will provide a schedule to be approved by Owner prior to any additional mobilizations
15. **If ASP is performing milling and/or paving, the customer acknowledges that this work will not result in new elevations/grades. This means that any existing ponding water will not be rectified by performing this scope of work. It is the owner's responsibility to notify the account manager if there is ponding water. The only method to improve standing water is to perform additional rock and grading work which will be an additional cost.**
16. Atlantic Southern Paving & Sealcoating, LLC cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
17. **ATLANTIC SOUTHERN PAVING & SEALCOATING, LLC will not accept responsibility for reflective cracking of**

new asphalt overlay due to the cracked condition of the existing asphalt pavement.

18. Owner agrees to pay asphalt over-runs at \$175.00 per ton.
19. Pricing does not include asphalt leveling unless stated otherwise in the original scope of work. Owners agrees to leveling at \$205.00 per ton
20. **Crack Sealing:** Hairline cracks, alligatored or spider web cracks or other failing asphalt areas cannot and will not be crack sealed. Crack sealing is designed to keep water out, not in, so ground water is subject to seep from wet areas.
21. All underground utilities including electrical, plumbing and irrigation lines if damaged or broken are the responsibility of the owner and not Atlantic Southern paving. If Atlantic Southern Paving needs to repair damages, the costs will be billed to the owner as a change order.
22. Atlantic Southern Paving and Sealcoating, LLC will not be responsible for trafficking, paint tracking or damage to cars or persons trespassing in designated construction areas.
23. Plans, engineering, layout, testing, bonds and as-builts by others.
24. The prices used in this proposal are based on the condition that all work quoted will be accepted in total.
25. This proposal, including all terms and conditions, shall become a legally binding attachment to any contract entered into between Atlantic Southern Paving & Sealcoating, LLC and the financially responsible company for which the work will be performed.
26. In the event of a dispute regarding this contract, the prevailing party agrees to pay reasonable attorney fees, collection costs and all related costs incurred until such dispute is settled.
27. Atlantic Southern Paving & Sealcoating, LLC will add a 1½% finance charge to any unpaid proper invoice past due at least (30) thirty days.
28. This proposal is based on work being completed during the hours of 8:00AM and 5:00PM, Monday through Thursday, excluding Friday, holidays and weekends.
29. **Asphalt Price Index:** Proposal is based on the current price of liquid asphalt. If there is a price increase in liquid asphalt, there will be additional charge for the difference.
30. No warranties are honored unless payment is made in full. Atlantic Southern Paving and Sealcoating will provide a one year warranty, starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered under this warranty.

Sealcoating Commercial | Owners Resp & Conditions

1. **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. ***There will be additional costs if we are unable to access the work area billed at a minimum of (\$1500 for Sealcoating)***
2. **Cleaning:** Customer is responsible for any "heavy cleaning"; otherwise Atlantic Southern Paving & Sealcoating, LLC will bill for this additional cleaning.
3. **Cracking:** cracks in pavement will still be noticeable after Sealcoating
4. **Lawn Fertilization:** should not be installed seven days before or after service.
5. **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
6. **Sprinklers:** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.
7. **Pavement Sealer:** will take a minimum of 30 days to fully cure and is sensitive to ***animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings*** during this time. This is normal and no reason to be concerned, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
8. **Driving on Surface:** Once you start driving on sealed surface, avoid turning your wheels unless your car is moving.

Proposal: North Springs Improvement District Parking

We understand this may be difficult to do, but understand that when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, no worries in time they will blend in with surrounding surface.

9. **Overspray on Grass:** where grass meets your pavement, you may expect a small "drift spray" of pavement sealer. This is normal and will disappear generally after the next mowing.
10. **Weeds:** It is important to note that we have proposed all work at the time of the assessment. If you decide to do work 3 months after we look at the project, if your parking area has developed excessive weeds in the cracked areas as well as the edge lines for any reason, there may be additional costs for treatment & removal.

Paving Commercial | Owner Responsibility & Conditions

1. **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. ***There will be additional costs if we are unable to access the work area billed at a minimum of (\$5,000 for Paving)***
2. **Site Services:** The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
3. **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
4. **Sprinklers:** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.
5. **Drainage:** Atlantic Southern Paving and Sealcoating cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
6. **Asphalt Over-Runs:** will be billed to owner at \$175.00 per ton.
7. Pricing does not include asphalt leveling unless stated otherwise in the original scope of work. Owners agrees to leveling at \$205.00 per ton.
8. **Reflective Cracking:** Atlantic Southern Paving and Sealcoating will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement
9. **Asphalt Price Index:** Proposal is based on the current price of liquid asphalt. If there is a price increase in liquid asphalt, there will be additional charge for the difference.
10. De-mucking and removal of unsuitable materials not included.
11. **Driving on Surface:** Once you start driving on paved/sealed surface, avoid turning your wheels unless your car is moving. We understand this may be difficult to do, but understand that when wheels are turned on a freshly paved/sealed asphalt surface, scuffing and turn marks will be evident, ***no worries in time they will blend in with surrounding surface.***

Attachments



Please click any of the links below to view and print all documents.

Company Attachments

[COI 2024](#)

**FIFTH
ORDER OF BUSINESS**

Approval of Financials and Check Registers



North Springs Improvement District

9700 NW 52 ST

Coral Springs, FL 33076

Phone: (954) 752-0400 • Fax (954) 755-7317

To: Rod Colon, District Manager

From: Maryam Omid, CFO

Re: Financials & Procurement Certification

Date: January 03, 2024

I, Maryam Omid, certify that the financials and procurement included in the January 03, 2024 Board of Supervisors Meeting Agenda meet the District's procurement criteria and comply with the District's Charter and State Law.

Sincerely,

A handwritten signature in black ink, appearing to read "Maryam Omid", written over a light blue horizontal line.

Maryam Omid, CFO

**North Springs Improvement District
General Fund
Summary Report
For the Period Ending November 30, 2023**

	ADOPTED BUDGET FY 24	PRORATED BUDGET THRU 11/30/2023	ACTUAL ENDING 11/30/2023	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	13,689,625	2,281,604	747,836	(1,533,768)
EXPENDITURES				
TOTAL EXPENDITURES	13,689,625	2,281,604	860,431	1,421,173
EXCESS REVENUES (EXPENSES)	-	-	(112,595)	(112,595)
FUND BALANCE BEGINNING				4,872,161
FUND BALANCE ENDING				4,759,566

**North Springs Improvement District
Water & Sewer Fund
Summary Report
For the Period Ending November 30, 2023**

	ADOPTED BUDGET FY 24	PRORATED BUDGET THRU 11/30/2023	ACTUAL ENDING 11/30/2023	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
TOTAL REVENUES	31,671,000	5,278,500	2,365,515	(2,912,985)
EXPENDITURES				
TOTAL EXPENDITURES	31,415,008	5,235,835	3,170,710	2,065,125
EXCESS REVENUES (EXPENSES)	255,992	42,665	(805,195)	(847,861)
FUND BALANCE BEGINNING				103,251,731
FUND BALANCE ENDING				102,446,536

**SIXTH
ORDER OF BUSINESS**

Adjournment